



## Panhaven Road Amble

- Two flats within stone property
- Both two bedrooms (four in total)
- 1st floor with PP for 2nd floor bedroom
- Requires Full Refurbishment
- Prime Residential Location

**£195,000**



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# Panhaven Road

Amble NE65 0GD

An excellent and rare investment opportunity to acquire two x two bedroom flats within a substantial traditional stone period property situated in a highly desirable location overlooking a green to the front and the coastline just moments away. The two flats require a full refurbishment and are currently on the same title. Both briefly comprise: entrance, lounge, kitchen, two bedrooms and bath/shower room. The flat to the first floor has had planning approved recently to provide for a second floor bedroom three with rooflight to the front and dormer to the rear. Both flats have access to the rear courtyard, the ground floor via the rear lobby and the first floor has stairs from the kitchen to the ground floor lobby with downstairs w.c. and door to side into courtyard. There is a single garage with courtesy door to courtyard. Amble is increasingly popular with people moving into the area and has a strong community spirit and there is also a strong tourist harbour town attracting many visitors during the spring to autumn months. Due to its popularity the town has prospered, with many shopping and leisure amenities including first class restaurants, bars and cafes along with Amble Harbour Village located at the traditional working harbour with fish restaurants, coffee shops and retail pods, Little Shore Beach and Pier. There are boat trips from the harbour to Coquet Island with the opportunity of seabird, grey seal and dolphin sightings. The local bus service provides a regular service to Alnwick, Morpeth and further afield with connections to Newcastle and Berwick and the train station in Alnmouth has trains to Newcastle, Edinburgh and throughout the country. The flats are an ideal investment purchase either to re-sell or let and an early viewing is strongly recommended.

## FLAT ONE (NR. 23) GROUND FLOOR

### ENTRANCE LOBBY AND HALL

LOUNGE 15' (4.5m) max x 12'1" (3.68m) max

KITCHEN 8'9" (2.67m) max x 6'4" (1.93m) max

BEDROOM ONE 14'9" (4.50m) into bay x 14'1" (4.29m) max

BEDROOM TWO 11'7" (3.53m) max x 11'3" (3.43m) max

BATHROOM

## FLAT TWO (NR. 21) FIRST FLOOR

### ENTRANCE LOBBY, STAIRS AND LANDING

LOUNGE 12'7" (3.84m) max x 12'6" (3.81m) max

KITCHEN PLUS RECESS 18'3" (5.56m) into recess x 6'4" (1.93m) max

BEDROOM ONE 17'4" (5.28m) into bay x 11'6" (3.51m) max

BEDROOM TWO 10' (3.05m) max x 9'4" (2.84m) max

BATHROOM 9'2" (2.79m) max x 8'4" (2.54m) max (measured due to size)

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE ACCESSED FROM REAR LANE AND PARKING ON STREET – RESIDENTS ONLY

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## AGENTS NOTE

The two flats are currently on the same title. The first floor flat has recent planning permission obtained for a second floor bedroom and can be viewed at Northumberland Planning under reference: 23/01731/FUL

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** BOTH A

**EPC RATING:** BOTH D

AM0004535/LP/LP/02042025/V.1/15052025/V.2/22052025/V.3 – Amended Price

04.03.26 TB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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